

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

SEPTEMBER 19, 2012

APPEAL # 19363 - Deborah Silberman and David Edelstein, variance 70-32, 70-100.2.A(2) and (4)(b), 70-103.C to maintain an attached carport with gravel parking surface within a required rear yard setback; to maintain/install fencing exceeding the permitted height and within a front yard; N/W corner 4 Brookbridge Road and Country Place, Great Neck, Sec. 2, Blk. 45, Lots 128, R-A District.

GRANTED

APPEAL #19364 – Han Grace Wen (Owner)/Cold Spring Harbor Construction Corp. (Applicant), variance 70-100.2.H to install 8 A/C units within front yards; N/E/cor. 1 Somerset Dr. South and Merrivale Rd., Great Neck, Sec. 2, Blk. 102, Lots 1-5, R-A District.

CONTINUED

APPEAL #19365 - Andrew Sherry, variance 70-100.2.A, to maintain fencing exceeding the permitted height; W/side 10 Governors Ct., 145.13'S of Oxford Blvd., Great Neck, Sec. 2 Blk. 152, Lot 121, R-A District.

RESERVED

APPEAL #19366 - Rosaria LoCascio, variances 70-50.A, 70-51.E, 70-100.1.B, 70-208.F to maintain an enclosed porch within the required front and side yard setbacks and an expansion of a detached garage within a required side yard setback on a nonconforming two-family dwelling; N/side 27-29 Third Street, 250'E of Clapham Avenue, Manhasset, Sec. 3, Blk. 131, Lot 10, R-C District.

GRANTED

APPEAL #19367 - Alison & Tim Mummers (Owner)/Sanford Berger, R.A. (Applicant), request for determination or, in the alternative, variance 70-49C, to maintain a two-story rear addition and detached garage exceeding the permitted gross floor area; S/side 80 Bayview Ave., 910.64'W of Mackey Ave., Port Washington, Sec. 5, Blk. 115, Lots 115 & 116, R-C District.

RESERVED

APPEAL #19368 - Renuka Ananthamoorthy, variances 70-30C, 70-100.1, to maintain roofed-over front porch and accessory structures within a required front yard setback, N/side 166 Old Court House Road, New Hyde Park, 257.84' E of Duke Dr, Sec. 8, Blk. 257, Lot 12, R-A District.

GRANTED

APPEAL #19369 - Olga Goncalves, variances 70-100.2.A.(2) and 70-100.2.A.(4), to maintain a fence exceeding the permitted height beyond the building line; N/W/cor. 71 Lincoln Ave. and Kamda Blvd., New Hyde Park, Sec. 8, Blk. 324, Lot 16, R-C District.

RESERVED

APPEAL #19370 - Ehsan Chowdhury (Owner)/Wendy Piserchia (Applicant), variances 70-49.B, 70-50.C and 70-208.F to maintain an enclosed breezeway and to construct a second story addition within required front yard setbacks and exceeding the permitted gross floor area on a non-conforming dwelling; S/W/cor. 203 Nassau Blvd. and Fourth St., Garden City Park, Sec. 9, Blk. 248, Lot 13, R-C District.

GRANTED IN PART DENIED IN PART

APPEAL #19371 - Howard A. Zeidman, variance 70-100.2.H to maintain an A/C unit within a front yard; N/W/cor. 1 Camden Pl. and Devonshire Dr., New Hyde Park, Sec. 9, Blk. 517, Lot 33, R-C District.

GRANTED

APPEAL #19372.A - Macy's Retail Holdings, Inc. (Owner)/Sarfatty Associates, Ltd. (George Sarfatty) (Applicant), conditional use 70-114.1 to convert a retail space to a food use; S/side 1100 Northern Blvd. 100' W of West Dr., Manhasset, Sec. 3, Blk. E, Lots 1050, 1051, B-AA District.

GRANTED

APPEAL #19372.B - Macy's Retail Holdings, Inc. (Owner)/Sarfatty Associates, Ltd. (George Sarfatty) (Applicant), variance 70-196.J(2)(a) to install signage exceeding the number of permitted signs detached from a building; S/side 1100 Northern Blvd. 100' W of West Dr., Manhasset, Sec. 3, Blk. E, Lots 1050, 1051, B-AA District.

RESERVED

APPEAL #19373 - Apple Bank for Savings (Owner)/JRS Architects (Applicant), appeal for determination or, in the alternative, variance, 70-103.M, conditional use 70-126.H, and variances 70-103.B, 70-203.G, and 70-229.A to expand a commercial parking lot into a greater restricted district with insufficient stall size; reduced landscaped buffer; parking within a required front yard setback, and not in compliance with prior Appeal No. 14641; N/W/Cor. of 1395 Northern Blvd. and Onderdonk Avenue, Manhasset, Sec. 3 Blk. 83, Lots 21, 22, B-A and R-A Districts.

RESERVED

APPEAL # 19374 - Joseph Gifoli, conditional use 70-126.F to expand a food use into an adjacent retail space; N/side 775 Hillside Ave. 100'W of Lakeville Rd., New Hyde Park, Sec. 8, Blk. K7, Lots 40, B-A District.

GRANTED

APPEAL #19375 – PeeGee Industries, LLC & Carnor Properties, LLC (Owners)/Rothman-Goodman Mgmt. Corp. (Applicant), variances 70-103.A, 70-103.B, and 70-208.F to convert an existing retail space to a medical office with insufficient off-street parking and stall sizes on a non-conforming property; S/E/cor. 235 Glen Cove Rd. and Westbury Ave., Carle Place, Sec. 10, Blk. N, Lots 243, 245, 246, 262, 263, I-B District.

RESERVED

ADJOURNED CASES

APPEAL #19354 - Grand Boulevard Realty, LLC, variance 70-125 to maintain a conversion from mixed-use to an all-residential building within a business district; N/W/cor. 218 Grand Blvd. and Monitor St., Westbury, Sec. 11, Blk. 39-1, Lots 51 & 53, B-A/New Cassel Urban Renewal Overlay Districts.

ADJOURNED TO 10/24/12

APPEAL #19046 –Jaime Guzman, conditional use 70-231 and variances 70-100.2.A and 70-208.F to permit the conversion of a single-family dwelling to a mother-daughter residence and maintain fencing forward of the building line and exceeding the permitted height; N/W/cor. #273 Monitor St. & Roman Ave., Westbury, Sec. 11, Blk. 95, Lot 26, R-C District/New Cassel Urban Renewal Overlay District. (04-20-11).

CONTINUED

APPEAL #19270 - Lisen Liu (Owner)/Robert Schaufield, Esq. (Applicant), variance 70-27.1.B to permit the maintenance of a dwelling on a lesser lot; N/W/cor. 20 Somerset Dr. South & Rutland Rd., Great Neck, Sec. 2, Blk. 94, Lots 8, 18, 109, 209, R-A District.

RESERVED

APPEAL # 19348 - Stephen and Elizabeth Salbod, variance 70-100.2.A to maintain fencing exceeding the permitted height; E/side 1044 North Sixth St., 520' N/of E. A. White Ave., New Hyde Park, Sec. 8, Blk. 9, Lot 179, R-C District.

RESERVED

APPEAL #19298 - Gary Rera, variances 70-138, 70-103.A, 70-103.F and 70-208.F to maintain alterations to a non-conforming commercial building, including a third dwelling unit (not a permitted use) with insufficient parking and loading zones; N/E/cor 397 Jericho Tpke., & McKee St., Floral Park, Sec. 8, Blk. 76, Lot 65, B-B District. (5-23-12)

ADJOURNED